

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

12 WOODLEY STREET NARRE WARREN VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Narre Warren

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

|   |           |           |
|---|-----------|-----------|
| 519 PRINCES HIGHWAY NARRE WARREN VIC 3805 | \$860,000 | 14-Feb-24 |
| 2 WOODLEY STREET NARRE WARREN VIC 3805    | \$835,000 | 11-Sep-23 |
|   |           |           |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 06 April 2024

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**519 PRINCES HIGHWAY NARRE  
WARREN VIC 3805**

3 1 2

Sold Price <sup>RS</sup> **\$860,000** Sold Date **14-Feb-24**

Distance **0.58km**



**2 WOODLEY STREET NARRE  
WARREN VIC 3805**

3 1 2

Sold Price **\$835,000** Sold Date **11-Sep-23**

Distance **0.09km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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